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116, 738 3 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
35311


MLS ID:
A2310878

\$1,240,000



 **DAN DUONG**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 116, 738 3 Avenue SW, Calgary , Alberta T2P 0G7

Transaction Type For Sale	Days On Market 18	Zoning DC (pre 1P2007)
Subdivision Eau Claire	Year Built 1981	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Legal Plan 9310779
Building Area (Sq. Ft.) 2724.00	Building Area (Sq. M.) 253.07	Inclusions N/A
Restrictions None Known	Reports None	

This highly sought-after retail condo unit, ideally suited for medical, dental, or massage therapy practices, offers 10 fully-equipped exam rooms, each with its own sink. The space features elegant marble flooring throughout, creating a professional and welcoming environment. For convenience and accessibility, the unit includes his and her handicap washrooms located down the hallway. Situated on the main floor with direct street access, this property ensures excellent visibility and ease of access for both clients and staff. Additionally, the unit comes with two assigned underground parking stalls, providing both convenience and security for your business. All utilities, including water, heat, and electricity, are included in the condo fees, eliminating any hidden costs. This well-appointed space offers a rare opportunity to establish or expand your practice in a prime location with high foot traffic. Tours are available by appointment only, so schedule your viewing today to explore the potential of this exceptional retail space for your business.

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